



**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
COUNCIL ON AFFORDABLE HOUSING
PETITION APPLICATION**



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. **To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.**

| | | | |
|---------------------------------|-------------------|-------------------------|----------|
| MUNICIPALITY | Marlboro Township | COUNTY | Monmouth |
| COAH REGION | <u>4</u> | PLANNING AREA(S) | 2, 3,5 |
| SPECIAL RESOURCE AREA(S) | _____ | | |

| | | | |
|----------------------|---|------------------|----------------|
| PREPARER NAME | Heather Zieziula, P.P., Aicp | TITLE | Senior Planner |
| EMAIL | Hzieziula@Hgapa.Com | PHONE NO. | 732-828-2200 |
| ADDRESS | 63 Church St., 2 nd Flr. New Brunswick, NJ 08844 | FAX NO. | 732-828-9480 |

| | | | |
|----------------------------------|---|------------------|-----------------|
| MUNICIPAL HOUSING LIAISON | Tom Howley | TITLE | Housing Liasion |
| EMAIL | engineering@marlboro- nj.gov | PHONE NO. | 732-536-0200 |
| ADDRESS | <u>1979 Township Dr. Marlboro, Nj 07746</u> | FAX NO. | _____ |

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

| History of Approvals | <u>COAH</u> | <u>JOC</u> | <u>N/A</u> |
|-----------------------------|-------------|-------------------|-------------------------------------|
| First Round | _____ | <u>12/24/1985</u> | <input type="checkbox"/> |
| Second Round | _____ | _____ | <input checked="" type="checkbox"/> |
| Extended Second Round | _____ | _____ | <input checked="" type="checkbox"/> |

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: _____

FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

| Included | On File | Required Documentation/Information |
|---|-------------------------------------|--|
| <input checked="" type="checkbox"/> | | Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan |
| <input checked="" type="checkbox"/> | | Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input checked="" type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan |
| <input checked="" type="checkbox"/> | | Service List (in the new format required by COAH) |
| <input checked="" type="checkbox"/> | | Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan) |
| <input checked="" type="checkbox"/> <input type="checkbox"/> N/A | | If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4 |
| <input type="checkbox"/> <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> | If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Municipal Zoning Ordinance (most recently adopted) ¹ Date of Last Amendment: _____ Date of Submission to COAH: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: <u>1/1/2008</u> Date of Submission to COAH: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list): _____ |

FOR OFFICE USE ONLY

Date Received _____ Affidavit of Public Notice _____ Date Deemed
Complete/Incomplete _____ Reviewer's Initials _____

¹ Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by¹:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: -12t16 ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to²:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 6t18 ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to³:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 17t21 ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 23t33 ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 34t35 ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 22 ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8) ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: _____ ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at www.nj.gov/dca/coah/planningtools/gscalculators.shtml)

☐ Yes, Page Number: _____

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: _____

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 36t48 ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☒ Yes, Page Number: 33 ☐ No (incomplete) ☐ Not Applicable

Petition date: _____ Endorsement date: _____

¹ Information available through the U.S. Census Bureau at

http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing_0

² Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

³ Information available through the New Jersey Department of labor at

<http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the “need” column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the “Need” column.

| Line | | <u>Need</u> |
|------|---|----------------|
| 1 | <input type="radio"/> Rehabilitation Share (From <u>N.J.A.C. 5:97 Appendix B</u>) OR | <u>0</u> |
| 2 | <input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit_____.) | _____ |
| | | <u>Need</u> |
| 3 | <input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From <u>N.J.A.C. 5:97 Appendix C</u>) | <u>1019</u> |
| | <input type="radio"/> Prior Round Adjustments: | |
| | <input type="radio"/> 20% Cap Adjustment | _____ |
| | <input type="radio"/> 1000 Unit Cap Adjustment | _____ |
| 4 | Total Prior Round Adjustments | _____ |
| 5 | Adjusted Prior Round Obligation: (Number in Appendix C minus Total Prior Round Adjustment(s)) | <u>1019</u> |
| 6 | <input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need) Realistic Development Potential(RDP) ¹ | _____ _____ |

¹ RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

Determining the Growth Share Obligation

All municipalities must complete the “COAH projections” table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

www.nj.gov/dca/coah/planningtools/gscalculators.shtml.

The applicable workbook has been completed and is attach to this application as Exhibit A.

Line ○ ***Required 2004-2018 COAH Projections and Resulting Projected Growth Share***

| | | | |
|--|--------------|---|---------------|
| Household Growth (From Appendix F) | <u>1804</u> | Employment Growth (From Appendix F) | <u>4684</u> |
| Household Growth After Exclusions (From Workbook A) | <u>433</u> | Employment Growth After Exclusions (From Workbook A) | <u>4684</u> |
| Residential Obligation (From Workbook A) | <u>86.60</u> | Non-Residential Obligation (From Workbook A) | <u>292.75</u> |

7 Total 2004-2018 Growth Share Obligation 379.00

○ ***Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share***

| | | | |
|--|-------|---|-------|
| Household Growth After Exclusions (From Workbook B) | _____ | Employment Growth After Exclusions (From Workbook B) | _____ |
| Residential Obligation (From Workbook B) | _____ | Non-Residential Obligation (From Workbook B) | _____ |

8 Total 2004-2018 Projected Growth Share Obligation _____

○ ***Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share***

| | | | |
|--|-------|---|-------|
| Household Growth After Exclusions (From Workbook C) | _____ | Employment Growth After Exclusions (From Workbook C) | _____ |
| Residential Obligation (From Workbook C) | _____ | Non-Residential Obligation (From Workbook C) | _____ |

9 Total 2004-2018 Growth Share Obligation _____

10 **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9) 1398.00

Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

| | <u>Completed</u> | <u>Proposed</u> | <u>Total</u> |
|--|------------------|-----------------|--------------|
| Rehabilitation Share | | | <u>0</u> |
| <i>Less: Rehabilitation Credits</i> | _____ | | _____ |
| Rehab Program(s) | | _____ | _____ |
| Remaining Rehabilitation Share | | | <u>0</u> |
| Prior Round (1987-1999 New Construction) Obligation | | | <u>1019</u> |
| <i>Less: Vacant Land Adjustment (If Applicable)</i> | | | |
| <i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i> | | | _____ |
| Unmet Need | | | _____ |
| RDP | _____ | _____ | _____ |
| Mechanisms addressing Prior Round | | | |
| Prior Cycle Credits (1980 to 1986) | | <u>22</u> | <u>22</u> |
| Credits without Controls | | | |
| Inclusionary Development/Redevelopment | <u>181</u> | <u>257</u> | <u>438</u> |
| 100% Affordable Units | | <u>126</u> | <u>126</u> |
| Accessory Apartments | | | |
| Market-to-Affordable | | | |
| Supportive & Special Needs | | | |
| Assisted Living | | | |
| RCA Units previously approved | <u>183</u> | | <u>183</u> |
| Other | | | |
| Prior Round Bonuses | | <u>250</u> | <u>250</u> |
| Remaining Prior Round Obligation | | | <u>0</u> |
| Third Round Projected Growth Share Obligation | | | <u>379</u> |
| <i>Less: Mechanisms addressing Growth Share</i> | | | |
| Inclusionary Zoning | | | |
| Redevelopment | | | |
| 100% Affordable Development | | | |
| Accessory Apartments | | | |
| Market-to-Affordable Units | | | |
| Supportive & Special Need Units | <u>4</u> | | <u>4</u> |
| Assisted Living: post-1986 Units | | <u>12</u> | <u>12</u> |
| Other Credits | | <u>332</u> | <u>332</u> |
| Compliance Bonuses | | | |
| Smart Growth Bonuses | | | |
| Redevelopment Bonuses | | | |
| Rental Bonuses | | <u>94</u> | <u>94</u> |
| Growth Share Total | | | |
| Remaining (Obligation) or Surplus | | | <u>63</u> |

PARAMETERS¹

| <u>Prior Round 1987-1999</u> | | | |
|-------------------------------------|-----|-------------------------------|-----|
| RCA Maximum | 498 | RCAs Included | 183 |
| Age-Restricted Maximum | 254 | Age-Restricted Units Included | 80 |
| Rental Minimum | 255 | Rental Units Included | 383 |

| <u>Growth Share 1999-2018</u> | | | |
|--------------------------------------|-----|--------------------------------|-----|
| Age-Restricted Maximum | 47 | Age-Restricted Units Included | 92 |
| Rental Minimum | 48 | Rental Units Included | 282 |
| Family Minimum | 190 | Family Units Included | 190 |
| Very Low-Income Minimum ² | 50 | Very Low-Income Units Included | 35 |

¹ Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

² Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at www.nj.gov/dca/coah/planningtools/checklists.shtml.

Table 1. Projects and/or units addressing the Rehabilitation Share

| Project/Program Name | Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u>) | Rental, Owner Occupied or Both | Checklist or Form Appendix Location ¹ |
|----------------------|---|---|--|
| 1. _____ | _____ | _____ | _____ |
| 2. _____ | _____ | _____ | _____ |
| 3. _____ | _____ | _____ | _____ |

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

| Project/Program Name | Mechanism or Bonus Type | Proposed (use checklists) or Completed (use Project/Unit Program Information Forms) | Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply) | Number Addressing Rental Obligation) | Number Subject to Age- Restricted Cap | Checklist or Form Appendix Location¹ |
|---------------------------------|--|--|--|---|--|--|
| 1. Freehold Borough Rca | <u>RCA</u> | <u>Completed</u> | <u>62</u> | _____ | _____ | _____ |
| 2. City Of Trenton Rca | <u>RCA</u> | <u>Completed</u> | <u>99</u> | _____ | _____ | _____ |
| 3. City Of Trenton RCA | <u>RCA</u> | <u>Completed</u> | <u>22</u> | _____ | _____ | _____ |
| 4. Hamilton Mobile Home Park | _____ | <u>Completed</u> | <u>22</u> | _____ | _____ | _____ |
| 5. Pointe De Jardine | <u>Inclusionary Zoning</u> | <u>Completed</u> | <u>101</u> | _____ | _____ | _____ |
| 6. Kaplan (Glenbrook) | <u>Inclusionary Zoning</u> | <u>Completed</u> | <u>80</u> | _____ | <u>80</u> | _____ |
| 7. Weitz-Northpointe | <u>Inclusionary Zoning</u> | <u>Proposed</u> | <u>85</u> | <u>85</u> | _____ | _____ |
| 8. Weitz-Mediated Sites 9a & 9b | <u>Inclusionary Zoning</u> | <u>Proposed</u> | <u>72</u> | <u>72</u> | _____ | _____ |
| 9. Bluh & Batelli | <u>Inclusionary Zoning</u> | <u>Proposed</u> | <u>50</u> | <u>50</u> | _____ | _____ |
| 10. Entron (Kaplan) | <u>Inclusionary Zoning</u> | <u>Proposed</u> | <u>50</u> | <u>43</u> | _____ | _____ |
| 11. Ticetown (Ingerman) | _____ | <u>Proposed</u> | <u>126</u> | _____ | _____ | _____ |
| 12. Rental Bonuses | <u>Rental Bonus</u> | <u>Proposed</u> | <u>250</u> | <u>250</u> | _____ | _____ |
| 13. | _____ | _____ | _____ | _____ | _____ | _____ |
| 14. | _____ | _____ | _____ | _____ | _____ | _____ |
| 15. | _____ | _____ | _____ | _____ | _____ | _____ |

Subtotal from any additional pages used

Total units (proposed and completed) 586+183
RC

Total rental 383

Total age-restricted 80

Total very-low 0

Total bonuses 250

Please add additional sheets as necessary.

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

| Project Name | Mechanism or Bonus Type | Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form) | Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply) | Units Addressing Rental Obligation | Units Addressing Family Obligation | Units Subject to Age- restricted Cap | Checklist or Form Appendix Location¹ |
|--|--|---|--|---|---|---|--|
| 16. Ticetown Rd. (Ingerman) | | <u>Proposed</u> | <u>50</u> | <u>50</u> | <u>50</u> | _____ | _____ |
| 17. Sunrise Assisted Living | Alternative Living | <u>Proposed</u> | <u>12</u> | _____ | _____ | _____ | _____ |
| 18. Easter Seals Group Home | Special Needs | <u>Completed</u> | <u>4</u> | _____ | _____ | _____ | _____ |
| 19. Marlboro Motor Lodge (Cis_ | | <u>Proposed</u> | <u>92</u> | <u>47</u> | _____ | <u>92</u> | _____ |
| 20. Ms Society 100% Affordable | | <u>Proposed</u> | <u>25</u> | <u>25</u> | <u>25</u> | _____ | _____ |
| 21. Ms Society 100% Affordable | Special Needs | <u>Proposed</u> | <u>50</u> | _____ | _____ | _____ | _____ |
| 22. 100% Affordable | | <u>Proposed</u> | <u>115</u> | <u>115</u> | <u>115</u> | _____ | _____ |
| 23. Rental Bonuses | Rental Bonus | <u>Proposed</u> | <u>94</u> | _____ | _____ | _____ | _____ |
| 24. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 25. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 26. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 27. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 28. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 29. | | _____ | _____ | _____ | _____ | _____ | _____ |
| 30. | | _____ | _____ | _____ | _____ | _____ | _____ |
| Subtotal from any additional pages used | | | _____ | Total units (proposed and completed) | | <u>348</u> | |
| Total family units | | | <u>190</u> | Total rental units | | <u>282</u> | |
| Total age-restricted units | | | <u>92</u> | Total family rental units | | <u>190</u> | |
| Total Supportive/Special Needs units | | | <u>54</u> | Total very-low units | | <u>35</u> | |
| Total Special Needs bedrooms | | | <u>4</u> | Total bonuses | | <u>94</u> | |

Please add additional sheets as necessary.

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.**)
- ☒ Yes, Bank Name Wachovia Bank
- (Choose account type) ☒ Separate interest-bearing account
- ☐ State of New Jersey cash management fund
- ☐ No (**Skip to the Affordable Housing Ordinance section**)
2. Has an escrow agreement been executed? ☒ Yes ☐ No
(If no, petition is incomplete. Submit an executed escrow agreement.)
3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? **(Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)**
- ☒ Yes,
- ☐ Adopted **OR** ☒ Proposed
- ☐ No **Skip to the next category; Payments-in-Lieu**
2. If adopted, specify date of COAH/Court approval here: _____
- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?
- ☐ Yes, Ordinance Number. _____ Adopted on¹ _____
- ☒ No **(Skip to the next category; Payments-in-Lieu)**
- If yes, is the amended ordinance included with your petition?
- ☐ Yes
- ☐ No, **(Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)**

3. Does the ordinance follow the ordinance model **updated September 2008** and available at www.nj.gov/dca/coah/round3resources.shtml? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

Information and Documentation

The ordinance imposes a residential development fee of 1.50% and a Non-residential fee of 2.5 %

☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);

☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)

☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)

☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)

☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)

☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)

☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$5,693,121

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

- If yes, what kind of assistance is offered?

Funds will be used to buy down low income units to very low income units.

- Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

¹ Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)
☐ Yes (**attach applicable checklist**)
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)
☐ Yes (indicate ordinance section) _____
☐ No

BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?
☐ Yes (specify funding source and amount) _____
☒ No

SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.**)

☒ Yes ☐ No

2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at www.nj.gov/dca/coah/round3resources.shtml? If yes, skip to next section - Affordable Housing Ordinance.

☒ Yes ☐ No

3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

Information and Documentation

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)

1. Does the Fair Share Plan include an Affordable Housing Ordinance?
☒ Yes ☐ No
2. Does the ordinance follow the ordinance model available at www.nj.gov/dca/coah/round3resources.shtml ? ☐ Yes ☒ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

Required Information and Documentation

- ☒ Affordability controls
- ☒ Bedroom distribution
- ☒ Low/moderate-income split and bedroom distribution
- ☒ Accessible townhouse units
- ☒ Sale and rental pricing
- ☒ Municipal Housing Liaison
- ☒ Administrative Agent
- ☒ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

AFFORDABLE HOUSING ADMINISTRATION (As Applicable)

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☒ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☒ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☒ Operating manual for sale units
- ☒ Operating manual for rental units
- ☒ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

CERTIFICATION

I, _____, have prepared this petition application for substantive certification on behalf of _____. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

Signature of Preparer (affix seal if applicable)

Date

Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

Narrative Section

Page 9 of the application did not offer a section for "100% Affordable" projects in the Growth Share Table, therefore, the calculations for these units were placed in "Other Credits."

Payments in lieu are located in the Township's Fair Share Ordinance, which has been submitted as a draft in Appendix J.

At the time of submission of the plan to the Planning Board and Council to review, the model ordinance for the Fair Share Ordinance was being revised by COAH and was not yet available on the COAH website.

The remaining 15 Very Low Income units will be addressed through the buy down process explained in the Spending Plan, using Housing Trust Fund monies.

SITES ZONED IN PREVIOUSLY CERTIFIED PLANS (N.J.A.C. 5:97-6.5)

Status of sites addressing the 1987-1999 obligation

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Pointe De Jardin

Block(s) and Lot(s): Block 176 Lot7

Total acreage: 41.7

Proposed density (units/gross acre): 9.6

Has the site been the subject of an affordable housing development application? ☒ Yes ☐ No

Has the site received land use approvals? ☒ Yes (Date of Approval:) ☐ No

Affordable Units Proposed: 101

Non-Age-Restricted: 101

Sale: 101

Rental:

Age-Restricted:

Sale:

Rental:

Market-Rate Units Proposed: 302

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5:

Rental bonuses as per N.J.A.C. 5:97-3.6(a):

Very low income bonuses as per N.J.A.C. 5:97-3.7¹:

Required Information and Documentation

☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

☐ Adopted zoning or land use ordinance which includes the affordable housing requirement for the site

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

- ☐ Copies of any court decisions related to the site or a statement indicating that the site has not been the subject of any litigation
- ☐ Copies of any agreement with developers or approvals for development of specific property
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning
- ☐ An explanation as to why the site has not developed, including an analysis of market conditions, or evidence that development of the site is scheduled to commence. (attach narrative)

A general description of the site including:

- ☐ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☒ Current zoning and date current zoning was adopted
- ☐ History of previous zoning
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers

- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Previously Zoned Narrative Section

Existing affordable units on this site satisfy the 1985 consent order. All of the units are built and occupied.

Information related to the Administrative Agent, operating manual, and marketing plan are on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

SITES ZONED IN PREVIOUSLY CERTIFIED PLANS (N.J.A.C. 5:97-6.5)

Status of sites addressing the 1987-1999 obligation

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Kaplan(Glenbrook)

Block(s) and Lot(s): 412/24

Total acreage: 82 Proposed density (units/gross acre): 4.19

Has the site been the subject of an affordable housing development application? ☒ Yes ☐ No

Has the site received land use approvals? ☒ Yes (Date of Approval:) ☐ No

Affordable Units Proposed: 80

Non-Age-Restricted: Sale: Rental:

Age-Restricted: 80 Sale: 80 Rental:

Market-Rate Units Proposed: 312

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5:

Rental bonuses as per N.J.A.C. 5:97-3.6(a):

Very low income bonuses as per N.J.A.C. 5:97-3.7¹:

Required Information and Documentation

☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

☐ Adopted zoning or land use ordinance which includes the affordable housing requirement for the site

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

- ☐ Copies of any court decisions related to the site or a statement indicating that the site has not been the subject of any litigation
- ☐ Copies of any agreement with developers or approvals for development of specific property
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning
- ☐ An explanation as to why the site has not developed, including an analysis of market conditions, or evidence that development of the site is scheduled to commence. (attach narrative)

A general description of the site including:

- ☐ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☒ Current zoning and date current zoning was adopted
- ☐ History of previous zoning
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers

- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Previously Zoned Narrative Section

Existing affordable units on this site satisfy the 1985 consent order. All of the units are built and occupied.

Information for the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Weitz - Northpointe

Block(s) and Lot(s): 145/1-5 & 12

Total acreage: 60 acres

Proposed density (units/gross acre): 6.4 d.u./acre

Affordable Units Proposed: 85

Family: 85

Sale: 0

Rental: 85

Very low-income units: 0

Sale:

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 299

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 85

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7¹:

Smart growth bonuses as per N.J.A.C. 5:97-3.18:

Redevelopment bonuses as per N.J.A.C. 5:97-3.19:

Compliance bonuses as per N.J.A.C. 5:97-3.17:

Date inclusionary zoning adopted: Date development approvals granted:

Information and Documentation Required with Petition

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site or zone, including:

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

Agreements with developers or approvals for development of specific property, which shall include:

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Zoning Narrative Section

This site is part of the 1985 consent order.

Information regarding the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Weitz - Mediated Sites 9A & 9B

Block(s) and Lot(s): 103/12 119/16 146/21,23,25,26

Total acreage: 140 total

Proposed density (units/gross acre): 2.65 d.u./acre

Affordable Units Proposed: 72

Family: 72

Sale: 0

Rental: 72

Very low-income units: 0

Sale: _____

Rental: _____

Age-Restricted: 0

Sale: _____

Rental: _____

Market-Rate Units Anticipated: 298

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 72

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17: _____

Date inclusionary zoning adopted: _____ Date development approvals granted: _____

Information and Documentation Required with Petition

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site or zone, including:

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

Agreements with developers or approvals for development of specific property, which shall include:

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Zoning Narrative Section

This site is part of the 1985 consent order.

Information regarding the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Bluh & Batelli

Block(s) and Lot(s): 148/31, 149/16, 150/2-4, 9, 151/4

Total acreage: 71 acres

Proposed density (units/gross acre): 3.5 d.u./acre

Affordable Units Proposed: 50

Family: 50

Sale: 0

Rental: 50

Very low-income units: 0

Sale: _____

Rental: _____

Age-Restricted: 0

Sale: _____

Rental: _____

Market-Rate Units Anticipated: 200

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 50

Rental bonuses as per N.J.A.C. 5:97-3.6(a): _____

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17: _____

Date inclusionary zoning adopted: _____ Date development approvals granted: _____

Information and Documentation Required with Petition

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site or zone, including:

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

Agreements with developers or approvals for development of specific property, which shall include:

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Zoning Narrative Section

This site is part of the 1985 consent order.

Information regarding the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name/Zoning Designation: Entron (Kaplan)

Block(s) and Lot(s): 132/18

Total acreage: 18.03 acres

Proposed density (units/gross acre): 13.8 d.u./acre

Affordable Units Proposed: 50

Family: 50

Sale: 0

Rental: 50

Very low-income units: 0

Sale: _____

Rental: _____

Age-Restricted: 0

Sale: _____

Rental: _____

Market-Rate Units Anticipated: 200

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 50

Rental bonuses as per N.J.A.C. 5:97-3.6(a): _____

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17: _____

Date inclusionary zoning adopted: _____ Date development approvals granted: _____

Information and Documentation Required with Petition

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site or zone, including:

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☒ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

Agreements with developers or approvals for development of specific property, which shall include:

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Zoning Narrative Section

Information regarding the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: Entron (Kaplan)

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Proposed

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 418 Route 79

Project Block/Lot/Qualifier (list all) Block 132 Lot18

Project Acreage: 18.03

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer: _____

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver _____

Number of market units proposed 200 Number of market units completed 0

Condo Fee percentage (if applicable) _____

Affordability Average Percentage ² _____

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site _____

Number of affordable units created with payment _____

Municipal or RCA funds committed to project _____

Municipal or RCA funds expended _____

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted ___50___ Sales _____ Rentals ___50___ Total age-restricted ___0___ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project _____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name: Ticetown Rd. (Ingerman)

Block(s) and Lot(s): Block 119, Lot 4

Affordable Units Proposed: 176

Family: 176

Sale: _____

Rental: 176

Very low-income units: 23

Sale: _____

Rental: 23

Age-Restricted: 0

Sale: _____

Rental: _____

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 50

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: 0

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: 0

Compliance Bonus as per N.J.A.C. 5:97-3.17: 0

Date zoning adopted: _____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an

Implementation Schedule

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

- ☒ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☒ Name and address of owner
- ☒ Subject property street location
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☒ Current zoning and date current zoning was adopted
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas
- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site

- ☒ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☒ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☒ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☒ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS
(N.J.A.C. 5:97-6.7)**

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

| Development Process Action | Date Anticipated to Begin | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------|---------------------------|----------------------------------|---|
| Site Identification | 1/1/2009 | 6/1/2009 | 6/1/2009 |

| | | | |
|--|----------|----------|----------|
| RFP Process | 1/1/2009 | 1/1/2009 | 6/1/2009 |
| Developer Selection | 1/1/2009 | 1/1/2009 | 6/1/2009 |
| Executed Agreement with provider, sponsor or developer | 6/1/2009 | 6/1/2009 | 6/1/2009 |
| Development Approvals | 6/1/2009 | 6/1/2009 | 7/1/2009 |
| Contractor Selection | 7/1/2009 | 7/1/2009 | 7/1/2009 |
| Building Permits | 2/1/2010 | 2/1/2010 | 3/1/2010 |
| Occupancy | 1/1/2013 | 1/1/2013 | 1/1/2013 |

(B) Site specific information, including the following:

| Site Information | Date Supporting Documentation to be Submitted to COAH |
|-------------------------------------|--|
| Site Description | 12/31/2008 |
| Site Suitability Description | 12/31/2008 |
| Environmental Constraints Statement | 12/31/2008 |

(C) Financial documentation including, the following:

| Financial Documentation | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------------|---|--|
| Documentation of Funding Sources | 7/1/2009 | 8/1/2009 |
| Project Pro-forma | 12/31/2008 | 12/31/2008 |

| | | |
|---|-----------|------------|
| Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds | 12/4/2008 | 12/31/2008 |
|---|-----------|------------|

100% or Municipally Sponsored Narrative Section

All required documentation for the Development Schedule and final documentation will be submitted prior to construction of lots. A commitment from Ingerman Group has been affirmed and included with COAH petition.

Information regarding the Administrative Agent, operating manual, and marketing plan are all on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: Ticetown Rd. (Ingerman)

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Proposed 2009

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Ticetown Rd.

Project Block/Lot/Qualifier (list all) Block 119 Lot 4

Project Acreage: 18.5

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer: Ingerman Group

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed

Condo Fee percentage (if applicable)

Affordability Average Percentage ²

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site

Number of affordable units created with payment

Municipal or RCA funds committed to project

Municipal or RCA funds expended

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted ____176____ Sales ____ Rentals ____176____ Total age-restricted ____ Sales ____ Rentals

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project ____0____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

ASSISTED LIVING RESIDENCE (N.J.A.C. 5:97-6.11)

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project or Program Name: Sunrise Assisted Living

Block(s) and Lot(s): Block 176, Lot 38-41

Date facility will be constructed or placed into service: 12/31/2009

Total units proposed 12

Market-rate units: _____

Affordable units/bedrooms: 12

Number restricted for Medicaid waivers: _____

Bonuses, if applicable:

Prior Round Rental bonuses as per N.J.A.C. 5:97-3.5 _____

Compliance bonuses as per N.J.A.C. 5:97-3.17: _____

Date zoning adopted: _____ Date Development approvals granted: _____

Information and Documentation Required with Petition

- ☐ Completed Assisted Living survey form (If project was previously reported in 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

A general description of the site, including:

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☐ Description of previous zoning
- ☒ Current zoning and date current zoning was adopted
- ☒ Tax maps showing the location of site with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses

- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas
- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

Information and Documentation Required Prior to Marketing the Completed Units or Facility

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ A draft or adopted operating manual that includes a description of the program procedures and administration in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC if the units are not restricted to recipients of Medicaid waivers
- ☐ Check here if the affirmative marketing plan and resolution/contract with an Administrative Agent is being replaced with an executed Memorandum of Understanding with the New Jersey Housing and Mortgage Finance Agency (HMFA)

Assisted Living Narrative Section

All required documentation for the Survey Form, Development Schedule and final documentation will be submitted prior to construction. See proposed Implementation Schedule in Fair Share Plan for anticipated start of the project.

Information regarding the Administrative Assistant, operating manual, and marketing plan are already on file with COAH.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: Sunrise Assisted Living

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned 2009

Preliminary Approval _____

Final Approval _____

Affordable Units under Construction _____

Completed (all affordable certificates of occupancy (C.O.) issued) _____

Deleted from Plan
(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Route 520

Project Block/Lot/Qualifier (list all) Block 176 Lot 38-41

Project Acreage: 18.03

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer:

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed

Condo Fee percentage (if applicable)

Affordability Average Percentage ²

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site

Number of affordable units created with payment

Municipal or RCA funds committed to project

Municipal or RCA funds expended

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted ____0____ Sales ____ Rentals ____ Total age-restricted __12__ Sales ____ Rentals ____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project _____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project or Program Name: Easter Seals Group Home

Date facility will be constructed or placed into service: Existing

Type of facility: Group Home

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 4 Age-restricted affordable bedrooms: 0

For permanent supportive housing:

Affordable units proposed: Age-restricted affordable units:

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date development approvals granted:

Information and Documentation Required with Petition or in Accordance with an

Implementation Schedule

Is the municipality providing an implementation schedule for this project/program.

☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☒ No. Continue with this checklist.

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☒ Name and address of owner
- ☒ Name and address of developer
- ☒ Subject property street location
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☒ Current zoning and date current zoning was adopted
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

Information and Documentation Required Prior to Marketing the Completed Units or Facility

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

| Development Process Action | Date Anticipated to Begin | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|-----------------------------------|----------------------------------|---|--|
| Site Acquisition | | | |
| RFP Process | | | |

| | | | |
|--|--|--|--|
| Developer Selection | | | |
| Executed Agreement with provider, sponsor or developer | | | |
| Development Approvals | | | |
| Contractor Selection | | | |
| Building Permits | | | |
| Construction | | | |
| Occupancy | | | |

Supportive/Special Needs Narrative Section

This group home presently exists within the Township. Therefore, a development schedule does not apply. Any required documentation for a group home will be send to COAH, as required.

—

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: Easter Seals Group Home

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

X_____

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 28 Taylor Road

Project Block/Lot/Qualifier (list all) Block 225 Lot 42

Project Acreage:

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer:

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver

Number of market units proposed 0 **Number of market units completed**

Condo Fee percentage (if applicable)

Affordability Average Percentage ²

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site

Number of affordable units created with payment

Municipal or RCA funds committed to project

Municipal or RCA funds expended

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted ____0____ Sales _____ Rentals _____ Total age-restricted __4____ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project _____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name: Marlboro Motor Lodge (CIS)

Block(s) and Lot(s): Block 270, Lot 14

Affordable Units Proposed: 92

Family: _____

Sale: _____

Rental: _____

Very low-income units: 12

Sale: _____

Rental: 26

Age-Restricted: 92

Sale: _____

Rental: 92

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 47

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: _____

Compliance Bonus as per N.J.A.C. 5:97-3.17: _____

Date zoning adopted: _____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an

Implementation Schedule

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

- ☒ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☒ Name and address of owner
- ☒ Subject property street location
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☒ Current zoning and date current zoning was adopted
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas
- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site

- ☒ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☒ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☒ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☒ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS
(N.J.A.C. 5:97-6.7)**

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

| Development Process Action | Date Anticipated to Begin | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------|---------------------------|----------------------------------|---|
| Site Identification | 1/1/2009 | 1/1/2009 | 1/1/2009 |

| | | | |
|--|--|--|--|
| RFP Process | | | |
| Developer Selection | | | |
| Executed Agreement with provider, sponsor or developer | | | |
| Development Approvals | | | |
| Contractor Selection | | | |
| Building Permits | | | |
| Occupancy | | | |

(B) Site specific information, including the following:

| Site Information | Date Supporting Documentation to be Submitted to COAH |
|-------------------------------------|--|
| Site Description | 12/31/2008 |
| Site Suitability Description | 12/31/2008 |
| Environmental Constraints Statement | 12/31/2008 |

(C) Financial documentation including, the following:

| Financial Documentation | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------------|---|--|
| Documentation of Funding Sources | | |
| Project Pro-forma | 12/31/2008 | 12/31/2008 |

| | | |
|---|--|--|
| Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds | | |
|---|--|--|

100% or Municipally Sponsored Narrative Section

All required documentation for the Development Schedule and final documentation will be submitted prior to construction of lots. A commitment from Community Investment Strategies, Inc. has been affirmed and included with COAH petition.

Information regarding the Administrative Assistant, operating manual, and marketing plan are already on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: Marlboro Motor Lodge (CIS)

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Proposed 2009

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Route 9

Project Block/Lot/Qualifier (list all) Block 270 Lot 14

Project Acreage: 7.5

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer:

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed

Condo Fee percentage (if applicable)

Affordability Average Percentage ²

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site

Number of affordable units created with payment

Municipal or RCA funds committed to project

Municipal or RCA funds expended

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted _____ Sales _____ Rentals _____ Total age-restricted __92__ Sales _____ Rentals __92__

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project ____0____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name: MS Society 100% Affordable Project

Block(s) and Lot(s): Not yet decided

Affordable Units Proposed: 75

Family: 25&50 s. needs

Sale: _____

Rental: 25

Very low-income units: _____

Sale: _____

Rental: _____

Age-Restricted: _____

Sale: _____

Rental: _____

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 25

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: _____

Compliance Bonus as per N.J.A.C. 5:97-3.17: _____

Date zoning adopted: _____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an

Implementation Schedule

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

- ☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☒ No. Continue with this checklist.

- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS
(N.J.A.C. 5:97-6.7)**

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

| Development Process Action | Date Anticipated to Begin | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------|---------------------------|----------------------------------|---|
| Site Identification | | | |

| | | | |
|--|--|--|--|
| RFP Process | | | |
| Developer Selection | | | |
| Executed Agreement with provider, sponsor or developer | | | |
| Development Approvals | | | |
| Contractor Selection | | | |
| Building Permits | | | |
| Occupancy | | | |

(B) Site specific information, including the following:

| Site Information | Date Supporting Documentation to be Submitted to COAH |
|-------------------------------------|--|
| Site Description | |
| Site Suitability Description | |
| Environmental Constraints Statement | |

(C) Financial documentation including, the following:

| Financial Documentation | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------------|---|--|
| Documentation of Funding Sources | | |
| Project Pro-forma | | |

| | | |
|---|--|--|
| Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds | | |
|---|--|--|

100% or Municipally Sponsored Narrative Section

The site location has not yet been chosen, but is proposed toward 2016-2018. A commitment from the developer has been attached as an appendix in the Housing Element and Fair Share Plan. All required documentation for the Development Schedule and final documentation will be submitted prior to construction.

Information regarding the Administrative Assistant, operating manual, and marketing plan are already on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: MS Society 100% Affordable Development

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Proposed 2016-2018

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Not yet decided.

Project Block/Lot/Qualifier (list all) Not yet decided.

Project Acreage: Not yet decided.

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer: Reagan Development Corporation

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed

Condo Fee percentage (if applicable)

Affordability Average Percentage ²

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site

Number of affordable units created with payment

Municipal or RCA funds committed to project

Municipal or RCA funds expended

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls _____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted _____ Sales _____ Rentals _____ Total age-restricted __92__ Sales _____ Rentals __92__

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project ____0____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

General Description

Municipality/County: Marlboro Township, Monmouth County

Project Name: 100% Affordable Project

Block(s) and Lot(s): Not yet decided

Affordable Units Proposed: 115

Family: 115s

Sale: _____

Rental: 115

Very low-income units: _____

Sale: _____

Rental: _____

Age-Restricted: _____

Sale: _____

Rental: _____

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 115

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: _____

Compliance Bonus as per N.J.A.C. 5:97-3.17: _____

Date zoning adopted: _____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an

Implementation Schedule

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

- ☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☒ No. Continue with this checklist.

- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS
(N.J.A.C. 5:97-6.7)**

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

| Development Process Action | Date Anticipated to Begin | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------|---------------------------|----------------------------------|---|
| Site Identification | | | |

| | | | |
|--|--|--|--|
| RFP Process | | | |
| Developer Selection | | | |
| Executed Agreement with provider, sponsor or developer | | | |
| Development Approvals | | | |
| Contractor Selection | | | |
| Building Permits | | | |
| Occupancy | | | |

(B) Site specific information, including the following:

| Site Information | Date Supporting Documentation to be Submitted to COAH |
|-------------------------------------|--|
| Site Description | |
| Site Suitability Description | |
| Environmental Constraints Statement | |

(C) Financial documentation including, the following:

| Financial Documentation | Date Anticipated to be Completed | Date Supporting Documentation to be Submitted to COAH |
|----------------------------------|---|--|
| Documentation of Funding Sources | | |
| Project Pro-forma | | |

| | | |
|---|--|--|
| Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds | | |
|---|--|--|

100% or Municipally Sponsored Narrative Section

The site location has not yet been chosen, but is proposed toward 2016-2018. All required documentation for the Development Schedule and final documentation will be submitted prior to construction.

Information regarding the Administrative Assistant, operating manual, and marketing plan are already on file with COAH.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the **highlighted** areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Marlboro Township

County: Monmouth

Project or Program Name: 100% Affordable Development

Project Status (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

Proposed 2016-2018

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) _____)

Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units¹

100 Percent Affordable

Inclusionary

Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

¹ See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: _____ Not yet decided.

Project Block/Lot/Qualifier (list all) _____ Not yet decided.

Project Acreage: _____ Not yet decided.

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer: _____ Not yet decided. _____

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project
Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project
RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** _____

Condo Fee percentage (if applicable) _____

Affordability Average Percentage ² _____

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site _____

Number of affordable units created with payment _____

Municipal or RCA funds committed to project _____

Municipal or RCA funds expended _____

² “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
 UDAG UHOPR USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
 Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
 Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
 DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
 HMFA HMFA HOME MONI Section 8 Small Cities Other ___ Not yet decided. _____

Effective date of affordability controls _____**Length of Affordability Controls (in years)** _____ or Perpetual

Administrative Agent _____ Monmouth Housing Alliance _____

PART C – COUNTS**Affordable Unit Counts**

Total non-age-restricted _____ Sales _____ Rentals _____ Total age-restricted __92__ Sales _____ Rentals __92__

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

| <u>Low Income</u> | <u>Non-age restricted</u> | <u>Age-restricted</u> |
|-----------------------------------|---------------------------|-----------------------|
| 30% of median income ³ | _____ | _____ |
| 35% of median income ⁴ | _____ | _____ |
| 50% of median income | _____ | _____ |
| <u>Moderate Income</u> | | |
| 80% of median income | _____ | _____ |

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

³ Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

⁴ Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

| | | | | | | | | |
|--------------|----------------|-------|---------------|-------|---------------|-------|---------------|-------|
| Sale units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |
| Rental units | efficiency low | _____ | 1 bedroom low | _____ | 2 bedroom low | _____ | 3 bedroom low | _____ |
| | efficiency mod | _____ | 1 bedroom mod | _____ | 2 bedroom mod | _____ | 3 bedroom mod | _____ |

Completed Units

Number of affordable units completed in this project ____0____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ **Amount transferred to date** _____For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ **Amount transferred to date** _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

Inventory of Sites Changed From Non-residential to Residential Use (P.L 2008 c.46)

Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

Municipalities must document at the time of petition, repetition or submission of amendment sites that have been or are proposed to be rezoned or that are the subject of a use variance from nonresidential to residential uses as follows: all sites that were rezoned from nonresidential to residential uses since July 17, 2006 where a developer has made an application for development after July 17, 2008. This would include both applications to the municipal planning board and to the municipal zoning board. Such sites shall include affordable housing as a percentage of the units constructed on site based on economic feasibility.

The determination of economic feasibility will be made based upon the presumptive densities and set-asides in COAH's rules pursuant to N.J.A.C. 5:97-6.4(b)2 (for-sale housing) and N.J.A.C. 5:97-6.4(b)6 (rental housing). A site zoned for inclusionary development will be presumed to be economically feasible if it meets these minimum densities and maximum set-asides.

| Owner/Developer Name | Block | Lot | Previous Zoning | New Residential Density | Use Change Date | Development Application Date | Total Units | Total Affordable Units | Use Change Granted By |
|----------------------|-------|-----|-----------------|-------------------------|-----------------|------------------------------|-------------|------------------------|-----------------------|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Change of Use Narrative Section

Marlboro Township does not have any applications that are applicable to this inventory.
